



## ***Environmental Planning Commission***

***Agenda Number: 7  
Project Number: 1007959  
Case Numbers: 09EPC-40054/40055  
March 11, 2010***

### ***Supplemental Staff Report***

<b><i>Agent</i></b>	Integrated Design & Architecture
<b><i>Applicant</i></b>	Greater Albuquerque Housing Partnership
<b><i>Request(s)</i></b>	<b>Zone Map Amendment</b> <b>Site Development Plan for Building Permit</b>
<b><i>Legal Description</i></b>	Lots 1-12, Block 2, Paris Addition
<b><i>Location</i></b>	Fourth St. NW between Summer and Kinley Aves.
<b><i>Size</i></b>	Approximately 1 acre
<b><i>Existing Zoning</i></b>	C-2
<b><i>Proposed Zoning</i></b>	SU-1 for PRD

#### ***Staff Recommendation***

***DEFERRAL of 09EPC-40054 (Zone Map Amendment), for 60 days, to the May 13, 2010 EPC hearing.***

***DEFERRAL of 09EPC-40055 (SDPBP), for 60 days, to the May 13, 2010 EPC hearing.***

***Staff Planner***

***Carol Toffaleti, Planner***

#### ***Summary of Analysis***

The dual request is a zone change from C-2 to SU-1 for PRD and a site development plan for building permit for lots 1-12, Block 2, Paris Addition, a 1-acre site located on 4<sup>th</sup> Street NW between Summer and Kinley Aves. The mixed use project consists of 36 affordable condo apartments and 6,600 sf of O-1/C-1 uses, built in 4 phases.

The project was deferred at the Oct. 15, 2009 EPC hearing at staff's recommendation, and at the Dec. 17, 2009 EPC hearing as requested by the applicant.

The site is in the Established and Central Urban Areas of the Comprehensive Plan and adjacent to a Major Transit Corridor. Development is governed by the Interim Design Regulations for the 4<sup>th</sup> Street Corridor, pending City Council adoption of the North 4<sup>th</sup> Street Rank III Corridor Plan.

The project is supported by the local merchants association. A facilitated meeting was held with the affected neighborhood associations (NA). There is opposition to the proposal from adjoining property-owners and the Wells Park NA have concerns about the design.

Staff recommends a 60-day deferral because the City Council expanded the moratorium on roadway projects and new development in the North 4<sup>th</sup> Street corridor to zone changes (R-09-18, 1/4/2010), and it expires on April 5<sup>th</sup> or upon adoption of the Corridor Plan.

This staff report supplements the reports dated Oct. 15 and Dec. 17, 2009